

## CONDOMINIUM PUBLIC REPORT

Prepared &

Issued by: Developer HOKULANI SQUARE, INC., a Hawaii corporation  
Address 1415 Middle Street, Honolulu, Hawaii 96819

Project Name (\*): "HOKULANI SQUARE"  
Address: 1415 Middle Street, Honolulu, Hawaii 96819

Registration No. 5765 Effective date: May 26, 2006  
Expiration date: April 7, 2007

### Preparation of this Report:

This report has been prepared by the Developer pursuant to the Condominium Property Act, Chapter 514A, Hawaii Revised Statutes, as amended. This report is not valid unless the Hawaii Real Estate Commission has issued a registration number and effective date for the report.

This report has not been prepared or issued by the Real Estate Commission or any other government agency. Neither the Commission nor any other government agency has judged or approved the merits or value, if any, of the project or of purchasing an apartment in the project.

**Buyers are encouraged to read this report carefully, and to seek professional advice before signing a sales contract for the purchase of an apartment in the project.**

Expiration Date of Reports: Preliminary Public Reports and Final Public Reports automatically expire thirteen (13) months from the effective date unless a Supplementary Public Report is issued or unless the Commission issues an order, a copy of which is attached to this report, extending the effective date for the report.

Exception: The Real Estate Commission may issue an order, a copy of which shall be attached to this report, that the final public report for a two apartment condominium project shall have no expiration date.

### Type of Report:

       **PRELIMINARY:** The developer may not as yet have created the condominium but has filed with  
(yellow) the Real Estate Commission minimal information sufficient for a Preliminary Public Report. A Final Public Report will be issued by the developer when complete information is filed.

       **FINAL:** The developer has legally created a condominium and has filed complete  
(white) information with the Commission.  
[ ] No prior reports have been issued.  
[ ] This report supersedes all prior public reports.  
[ ] This report must be read together with \_\_\_\_\_

  X   **SUPPLEMENTARY:** This report updates information contained in the:  
(pink) [ ] Preliminary Public Report dated: \_\_\_\_\_  
[ X ] Final Public Report dated: March 7, 2006  
[ ] Supplementary Public Report dated: \_\_\_\_\_

And [ ] Supersedes all prior public reports.  
[ X ] Must be read together with the Final Public Report  
[ ] This report reactivates the \_\_\_\_\_  
public report(s) which expired on \_\_\_\_\_

(\*) Exactly as named in the Declaration

*This material can be made available for individuals with special needs. Please call the Senior Condominium Specialist at 586-2643 to submit your request. FORM: RECO-30 286/986/189/1190/892/0197/1098/0800/0203/014*

**Disclosure Abstract:** Separate Disclosure Abstract on this condominium project:

☒ Required and attached to this report      ☐ Not Required - Disclosures covered in this report.  
As EXHIBIT "F"

**Summary of Changes from Earlier Public Reports:**

This summary contains a general description of the changes, if any, made by the developer since the last public report was issued. It is not necessarily all inclusive. Prospective buyers should compare this public report with the earlier reports if they wish to know the specific changes that have been made.

☐ No prior reports have been issued by the developer.

☒ Changes made are as follows:

To correct the error stated on the Final Public Report on:

1. **PAGE 6**, recordation data for item no:
  - A. Third Amendment of Declaration of "HOKULANI SQUARE" dated May 16, 2006 and recorded as Doc No. 2006-094083.
  - B. Condominium Map No. 4032 – **Second Amended Sheet No. A2** as shown in the Third Amendment of Declaration dated May 16, 2006 and recorded as Document No. 2006-094083.
2. **PAGE 11**, item no. 6, Interior, regarding Net Living Area from 550 sq. ft. to 619.55 square feet for all eighteen (18) units. As to Unit 19 – Rooftop with 2,269.00 sq. ft. area remains the same.

**SPECIAL ATTENTION**

This public report does not constitute approval of the Project by the Real Estate Commission, or any other governmental agency, nor does it ensure that all applicable County codes, ordinances, and subdivision requirements have necessarily been complied with.

THE PROSPECTIVE PURCHASER IS CAUTIONED TO CAREFULLY REVIEW THE CONDOMINIUM DOCUMENTS REFERENCED IN THIS PUBLIC REPORT FOR FURTHER INFORMATION WITH REGARD TO THE FOLLOWING.

## II. CREATION OF THE CONDOMINIUM; CONDOMINIUM DOCUMENTS

A condominium is created by recording in the Bureau of Conveyances and/or filing with the Land Court a Declaration of Condominium Property Regime, a Condominium Map (File Plan), and the Bylaws of the Association of Apartment Owners. The Condominium Property Act (Chapter 514A, HRS), the Declaration, Bylaws, and House Rules control the rights and obligations of the apartment owners with respect to the project and the common elements, to each other, and to their respective apartments. The provisions of these documents are intended to be, and in most cases are, enforceable in a court of law.

- A. **Declaration of Condominium Property Regime** contains a description of the land, buildings, apartments, common elements, limited common elements, common interests, and other information relating to the condominium project.

The Declaration for this condominium is:

☐ Proposed

☒ Recorded -

Bureau of Conveyances:

Document No. 2005-141373

Book \_\_\_\_\_ Page \_\_\_\_\_

☐ Filed -

Land Court:

Document No. \_\_\_\_\_

The Declaration referred to above has been amended by the following instruments [state name of document, date and recording/filing information]:

- (1) **First** Amendment of Declaration of "HOKULANI SQUARE", dated December 21, 2005 and recorded as Document No. 2006-019935.
- (2) **Second** Amendment of Declaration of "HOKULANI SQUARE", dated February 9, 2006 and recorded as Document No. 2006-028777.
- (3) **Third** Amendment of Declaration of "HOKULANI SQUARE", dated May 16, 2006 and recorded as Document No. 2006-094083.

- B. **Condominium Map (File Plan)** shows the floor plan, elevation and layout of the condominium project. It also shows the floor plan, location, apartment number, and dimensions of each apartment.

The Condominium Map for this condominium project is:

☐ Proposed

☒ Recorded -

Bureau of Conveyances:

Condo Map No. 4032

☐ Filed -

Land Court:

Condo Map No. \_\_\_\_\_

The Condominium Map has been amended by the following instruments [state name of document, date and recording/filing information]:

- (1) **Second** Amendment of Declaration of "HOKULANI SQUARE", dated February 9, 2006 and recorded as Document No. 2006-028777.
- (2) **Third** Amendment of Declaration of "HOKULANI SQUARE", dated May 16, 2006 and recorded as Doc. No. 2006-094083, as to the "**Second Amended Sheet No. A2**".

- C. **Bylaws of the Association of Apartment Owners** govern the operation of the condominium project. They provide for the manner in which the Board of Directors of the Association of Apartment Owners is elected, the powers and duties of the Board, the manner in which meetings will be conducted, whether pets are prohibited or allowed and other matters which affect how the condominium project will be governed.

The Bylaws for this condominium are:

☐ Proposed

☒ Recorded -

Bureau of Conveyances:

Document No. 2005-141374

Book \_\_\_\_\_ Page \_\_\_\_\_

☐ Filed -

Land Court:

Document No. \_\_\_\_\_

The Bylaws referred to above have been amended by the following instruments [state name of document, date and recording/filing information]:

5. Special Use Restrictions:

The Declaration and Bylaws may contain restrictions on the use and occupancy of the apartments.

Restrictions for this condominium project include but are not limited to:

[ X ] Pets: No pets are allowed, except "guide dog" for disabled persons are permitted, and fish or birds in a tank or cage if consented to by the Board of the AOA. See House Rules dated August 9, 2005.

[ X ] Number of Occupants: No more than 6 people. See House Rules.

[ X ] Other: See House Rules.

[ ] There are no special use restrictions.

6. Interior (fill in appropriate numbers):

Elevators: 1 Stairways: 4 plus 1 stairway leading to the rooftop Trash Chutes: 0

<u>Apt. Type</u>	<u>Quantity</u>	<u>BR/Bath</u>	<u>Net Living Area (sf)*</u>	<u>Net Other Area (sf)</u>	<u>(Identify)</u>
Ewa UNIT 201	1	2/1	619.55 sf		
Ewa UNIT 202	1	2/1	619.55 sf		
Ewa UNIT 203	1	2/1	619.55 sf		
Diamond Head UNIT 204	1	2/1	619.55 sf		
Diamond Head UNIT 205	1	2/1	619.55 sf		
Diamond Head UNIT 206	1	2/1	619.55 sf		
Ewa UNIT 301	1	2/1	619.55 sf		
Ewa UNIT 302	1	2/1	619.55 sf		
Ewa UNIT 303	1	2/1	619.55 sf		
Diamond Head UNIT 304	1	2/1	619.55 sf		
Diamond Head UNIT 305	1	2/1	619.55 sf		
Diamond Head UNIT 306	1	2/1	619.55 sf		
Ewa UNIT 401	1	2/1	619.55 sf		
Ewa UNIT 402	1	2/1	619.55 sf		
Ewa UNIT 403	1	2/1	619.55 sf		
Diamond Head UNIT 404	1	2/1	619.55 sf		
Diamond Head UNIT 405	1	2/1	619.55 sf		
Diamond Head UNIT 406	1	2/1	619.55 sf		
Rooftop UNIT 19	1	N/A	2,269.00 sf		Reserved by and for the Developer Portion thereof is presently leased to Nextel as a communication facility.

Total Number of Apartments: 19 Apartments including Rooftop (Unit 19) reserved by and for the Developer

8. Recreational and Other Common Facilities:

☐ There are no recreational or common facilities.

☐ Swimming pool      ☒ Storage Area \*      ☐ Recreation Area

☐ Laundry Area      ☐ Tennis Court      ☐ Trash Chute/Enclosure(s)

\* There are a total of eighteen (18) Storage spaces, and each residential unit will be assigned a space, as a limited common element, bearing the same number as the unit number as set forth in the First Amendment of Declaration Submitting Property to the Condominium Property Regime of "HOKULANI SQUARE", dated December 21, 2005 and recorded as Document No. 2006-019935, and Third Amendment of Declaration dated May 16, 2006, recorded as Document No. 2006-094083.

☒ Other:

The common element for which each residential unit will have immediate access are the access balcony located on each residential floor where such unit is located and the stairways on each end of the floor, and the elevator, all leading to the ground level.

The Rooftop (Unit 19) \*\* shall have immediate access to the stairway on the north (mauka) side of the building to the elevator on the fourth floor, or all the way to the ground level.

There are a total of eighteen (18) water heaters located on the roof, each bearing the same unit number as the unit to which it is appurtenant. Each owner thereof shall maintain, repair and replace its heater at such owner's expense, and shall have the right to enter onto the common area of rooftop for such purposes.

\*\* The Developer reserves the right to continue as an owner of the remainder of the rooftop, as a separate unit of the Project, or to terminate such lease or any other lease affecting the rooftop, and convert the roof to a common element of the Project. Thereupon, the common interest for all residential units shall be recomputed based on eighteen units.

9. Compliance With Building Code and Municipal Regulations; Cost to Cure Violations

☒ There are no violations.      ☐ Violations will not be cured.

☐ Violations and cost to cure are listed below: ☐ Violations will be cured by \_\_\_\_\_  
(Date)

10. Condition and Expected Useful Life of Structural Components, Mechanical, and Electrical Installations (For conversions of residential apartments in existence for at least five years):

The present condition of said units as to the plumbing, mechanical and electrical installations appear to be in operating condition; no visible evidence of unstable structural components. No representations made as to the expected useful life.

2. Limited Common Elements: Limited Common Elements are those common elements which are reserved for the exclusive use of the owners of certain apartments.

☐ There are no limited common elements in this project.

☒ The limited common elements and the apartments which use them, as described in the Declaration, are:

☐ described in Exhibit \_\_\_\_\_.

☒ as follows:

PARKING STALL, STORAGE SPACE, WATER HEATERS and MAIL BOXES: There are a total of eighteen (18) parking stalls and a total of eighteen (18) storage spaces, water heaters and mailboxes. Each residential unit will be assigned one parking stall, one storage space, one water heater, and one mail box as a limited common element, as shown below and on First Amendment of Declaration dated December 21, 2005, recorded as Document No. 2006-019935, Second Amendment of Declaration dated February 9, 2006, recorded as Document No. 2006-028777, and Third Amendment of Declaration dated May 16, 2006, recorded as Document No. 2006-094083.

<u>Unit No.</u>	<u>Parking Stall No.</u>	<u>Storage Space No.</u>	<u>Water Heater No.</u>	<u>Mail Box No.</u>
201	1	201	201	201
202	4	202	202	202
203	18	203	203	203
204	12	204	204	204
205	15	205	205	205
206	7	206	206	206
301	2	301	301	301
302	5	302	302	302
303	17	303	303	303
304	11	304	304	304
305	14	305	305	305
306	8	306	306	306
401	3	401	401	401
402	6	402	402	402
403	16	403	403	403
404	10	404	404	404
405	13	405	405	405
406	9	406	406	406

3. Common Interest: Each apartment will have an undivided fractional interest in all of the common elements. This interest is called the "common interest." It is used to determine each apartment's share of the maintenance fees and other common profits and expenses of the condominium project. It may also be used for other purposes, including voting on matters requiring action by apartment owners. The common interests for the apartments in this project, as described in the Declaration, are:

2. Rights Under the Sales Contract: Before signing the sales contract, prospective buyers should ask to see and carefully review all documents relating to the project. If these documents are not in final form, the buyer should ask to see the most recent draft. These include but are not limited to the:

- A) Condominium Public Reports issued by the developer which have been issued an effective date by the Hawaii Real Estate Commission.
- B) Declaration of Condominium Property Regime, as amended.
- C) Bylaws of the Association of Apartment Owners, as amended.
- D) House Rules, if any.
- E) Condominium Map, as amended.
- F) Escrow Agreement.
- G) Hawaii's Condominium Property Act (Chapter 514A, HRS, as amended) and Hawaii Administrative Rules, (Chapter 16-107, adopted by the Real Estate Commission, as amended).
- H) Other \_\_\_\_\_

Copies of the condominium and sales documents and amendments made by the developer are available for review through the developer or through the developer's sales agent, if any. The Condominium Property Regime law (Chapter 514A, HRS) and the Administrative Rules (Chapter 107) are available online. Please refer to the following sites:

Website to access official copy of laws: [www.capitol.hawaii.gov](http://www.capitol.hawaii.gov)  
Website to access unofficial copy of laws: [www.hawaii.gov/dcca/hrs](http://www.hawaii.gov/dcca/hrs)  
Website to access rules: [www.hawaii.gov/dcca/har](http://www.hawaii.gov/dcca/har)

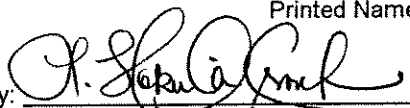
This Public Report is a part of Registration No. 5765 filed with the Real Estate Commission on September 2, 2005.

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☐ YELLOW paper stock      ☐ WHITE paper stock      ☒ PINK paper stock

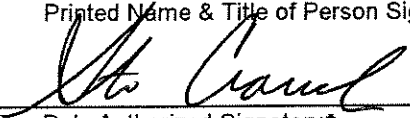
- D. The developer declares subject to the penalties set forth in section 514A-49(b) that this project is in compliance with all county zoning and building ordinances and codes, and all other county permitting requirements applicable to the project, pursuant to Act 251 (SLH 2000) [Section 514A-1.6] (The developer is required to make this declaration for issuance of an effective date for a final public report.)
- E. The developer hereby certifies that all the information contained in this Report and the Exhibits attached to this Report and all documents to be furnished by the developer to buyers concerning the project have been reviewed by the developer and are, to the best of the developer's knowledge, information and belief, true, correct and complete.

HOKULANI SQUARE, INC., a Hawaii corporation  
Printed Name of Developer

By:   
Duly Authorized Signatory\*

MAY 16 2006  
Date

NAOMI HOKULANI CROUCH, President  
Printed Name & Title of Person Signing Above

By:   
Duly Authorized Signatory\*

MAY 16 2006  
Date

STEVE CROUCH, Vice President/Secretary/Treasurer/Director  
Printed Name & Title of Person Signing Above

Distribution:

Department of Finance, City and County of Honolulu

Planning Department, City and County of Honolulu